

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4 Treasure Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$675,000 & \$725,000

Median sale price

Median price \$747,500 Property Type House Suburb Castlemaine

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	77 Bowden St CASTLEMAINE 3450	\$720,000	01/10/2024
2	21 Mcgrath St CASTLEMAINE 3450	\$680,000	05/09/2024
3	18 Bowden St CASTLEMAINE 3450	\$765,000	07/06/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

18/10/2024 14:10



3 1 1

Property Type: House
Land Size: 550 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$675,000 - \$725,000
Median House Price
Year ending September 2024: \$747,500

Comparable Properties



77 Bowden St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

3 1 2

Price: \$720,000
Method: Private Sale
Date: 01/10/2024
Property Type: House



21 Mcgrath St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

2 1 -

Price: \$680,000
Method: Private Sale
Date: 05/09/2024
Property Type: House
Land Size: 763 sqm approx



18 Bowden St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$765,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 508 sqm approx